18 Near Bank, Shelley HD8 8LS

PCM
£1,250 PCM

THIS BEAUTIFUL THREE BEDROOM DETACHED PROPERTY WHICH IS FULL OF CHARM AND QUIRKY FEATURES AND A PATIO SEATING AREA, WITH ON STREET PARKING AND STUNNING VIEWS.

AVAILABLE END OF MAY / NO SMOKERS / NO PETS / COUNCIL TAX BAND: B / BOND £1440 / ENERGY RATING: E

PAISLEY PROPERTIES

Full of character and charm this unique three bedroom detached property sits in a gorgeous location with far reaching countryside views. The house itself briefly comprises:- entrance porch, large open plan lounge diner, kitchen, cellar, three first floor bedrooms, two boasting mezzanines with superb exposed beams, house bathroom and separate shower room. Curtains and blinds included throughout. There is a patio seating area to the front and on street parking. Shelley has a range of local amenities including garden centre, village pub, cafés and shop.

ENTRANCE PORCH 5′9″ apx x 5′5″ apx
You enter the property through a glazed door into this handy entrance porch where there is space for furniture and storing coats and shoes. There is a front facing window, wall light and tiled flooring. A timber door opens to the lounge diner.

LOUNGE DINER 18′0″ apx x 15′3″ apx
This impressive open plan living space offers an abundance of room to accommodate a selection of lounge and dining room furniture. Dual aspect windows with stone mullions allow natural light to flood in, there is wall lighting, solid wood flooring, a staircase which ascends to the first floor landing and an archway leads to the kitchen.

KITCHEN 14′7″ apx x 6′1″ apx
Fitted with wood effect wall and base units, laminate work surfaces, tiled splash backs and a stainless steel sink with mixer tap the kitchen also benefits from a new integrated electric oven, new four ring gas hob, extractor, new fridge and dishwasher. There is space and plumbing for a freestanding washing machine, a side facing window, tiled flooring and a door which opens to the cellar. An opening leads to the lounge diner.

CELLAR
Stone steps lead down to a useful cellar where there is power and space for housing an additional home appliance or household items.

FIRST FLOOR LANDING
Stairs rise from the lounge diner to the first floor landing where there is a feature oak and glass balustrade. Doors lead through to the three bedrooms, bathroom and shower room.

BEDROOM ONE 13'1" apx x 11'3" apx
This fantastic double bedroom not only provides plenty of space for a range of freestanding bedroom furniture but is also boasts the most beautiful far reaching views from the front facing mullion windows. A further side window allows more natural light to pour in. There is carpeted flooring underfoot and a door leads to the first floor landing.

BEDROOM TWO 11′8″ apx x 9′2″ apx
This is the first of two really quirky bedrooms, both having their own mezzanine floors. This room can accommodate a double bed plus other furniture, has a side facing mullion window, wall lights, carpeted flooring and a built in wooden ladder which provides access to the upper level. A door opens to the landing.

MEZZANINE
This superb additional space has beautiful exposed beams, and although it has restricted head height would make a wonderful children's play space/reading area, it could potentially house a small desk or dressing table or alternatively just provides easily accessible storage.

BEDROOM THREE 7′7″ apx x 6′9″ max
Positioned to the front of the property with the same far reaching views as bedroom one from the window, is this single bedroom, also with a built in wooden ladder and mezzanine floor. There are wall lights, carpeted flooring and a door which leads to the landing.
Measurements extend to 3.13m (10′ 3″) into the door.

MEZZANINE 15′8″ apx x 12′5″ apx
Another superb additional space, this has previously been used as an occasional bedroom / children's sleeping space and can accommodate free standing furniture, There are stunning exposed beams, although please note there is restricted head height, a front facing window and carpeted flooring.
The measurements are for the floor space.

BATHROOM 5'10" apx x 5'9" apx
Comprising of a three piece white suite including bath with central tap and shower over, a wall mounted hand wash basin with mixer tap and a low level W.C, this bathroom is partially tiled with attractive wall and floor tiles. High ceilings with exposed beams, spot lighting, a side facing window and heated towel rail complete the room. A door leads to the landing.

SHOWER ROOM 5'4" apx x3'5" apx
This useful shower/wet room is fitted with a fully tiled walk in shower, wall mounted hand wash basin with mixer tap and a low level W.C. There are spotlights to the ceiling, tiled flooring, chrome heated towel rail and door which leads to the landing.

PATIO

To the front of the property is a patio seating area which really is the perfect place to sit and enjoy the stunning views. There is also space for pots and planters. A gate leads out to another small area where there is a door into a stone outbuilding which is where the property's central heating boiler is neatly hidden away.

NEW LETTINGS INFORMATION
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

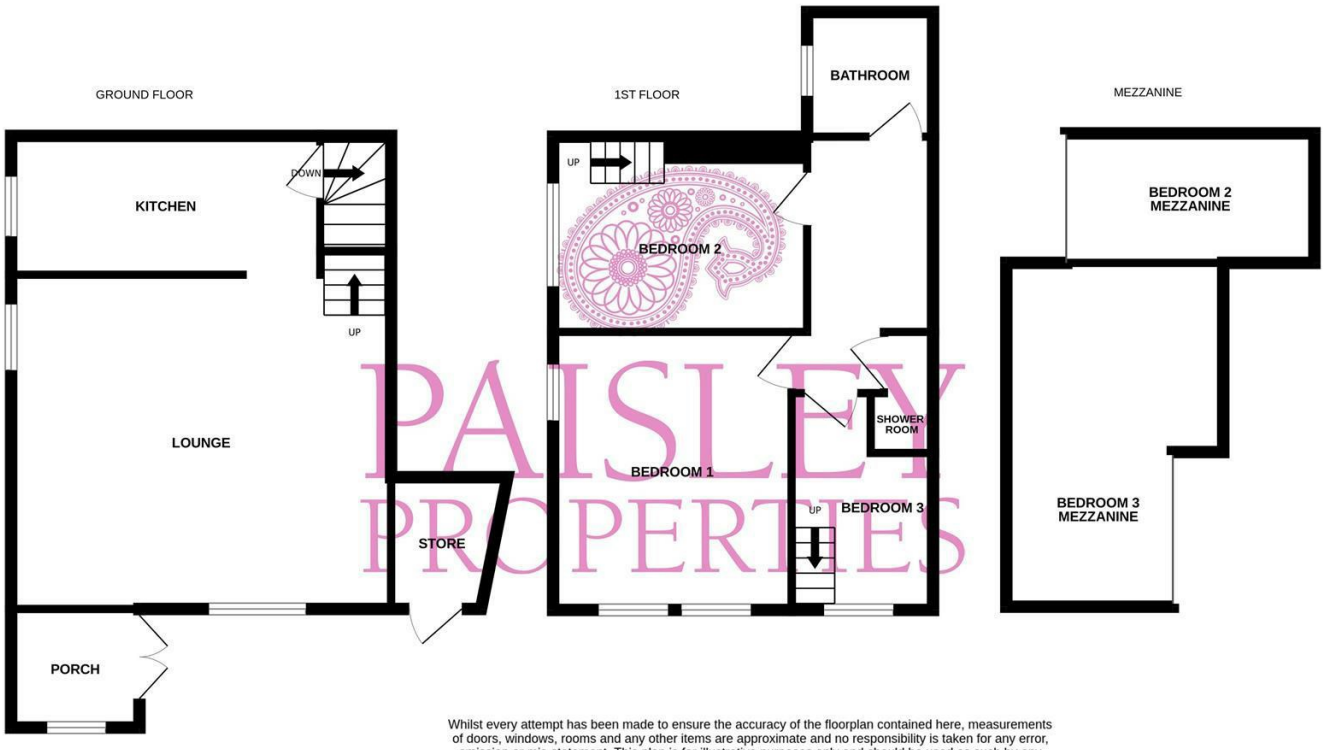
PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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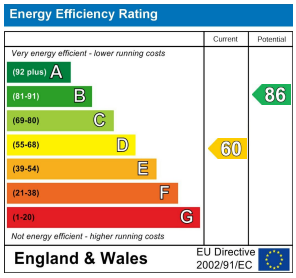

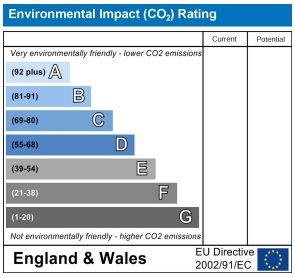

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